



Putney Hill, London, SW15 6BG

welcome to
Putney Hill, London

An exceptionally spacious dual aspect first floor apartment in an art-deco styled building, conveniently located for central Putney. Offering a generous level of accommodation occupying over 1,193 sq ft (including balconies), the property boasts spacious and modern open plan living finished to a high specification. Benefiting from two large double bedrooms both with en-suite bathrooms, a further guest w/c and a separate utility room, as well as a fabulous open plan kitchen with large reception room to the front. There are two balconies, one of which is west facing capturing the setting sun, and the other for the principal bedroom, overlooks the very well maintained communal gardens to the rear.

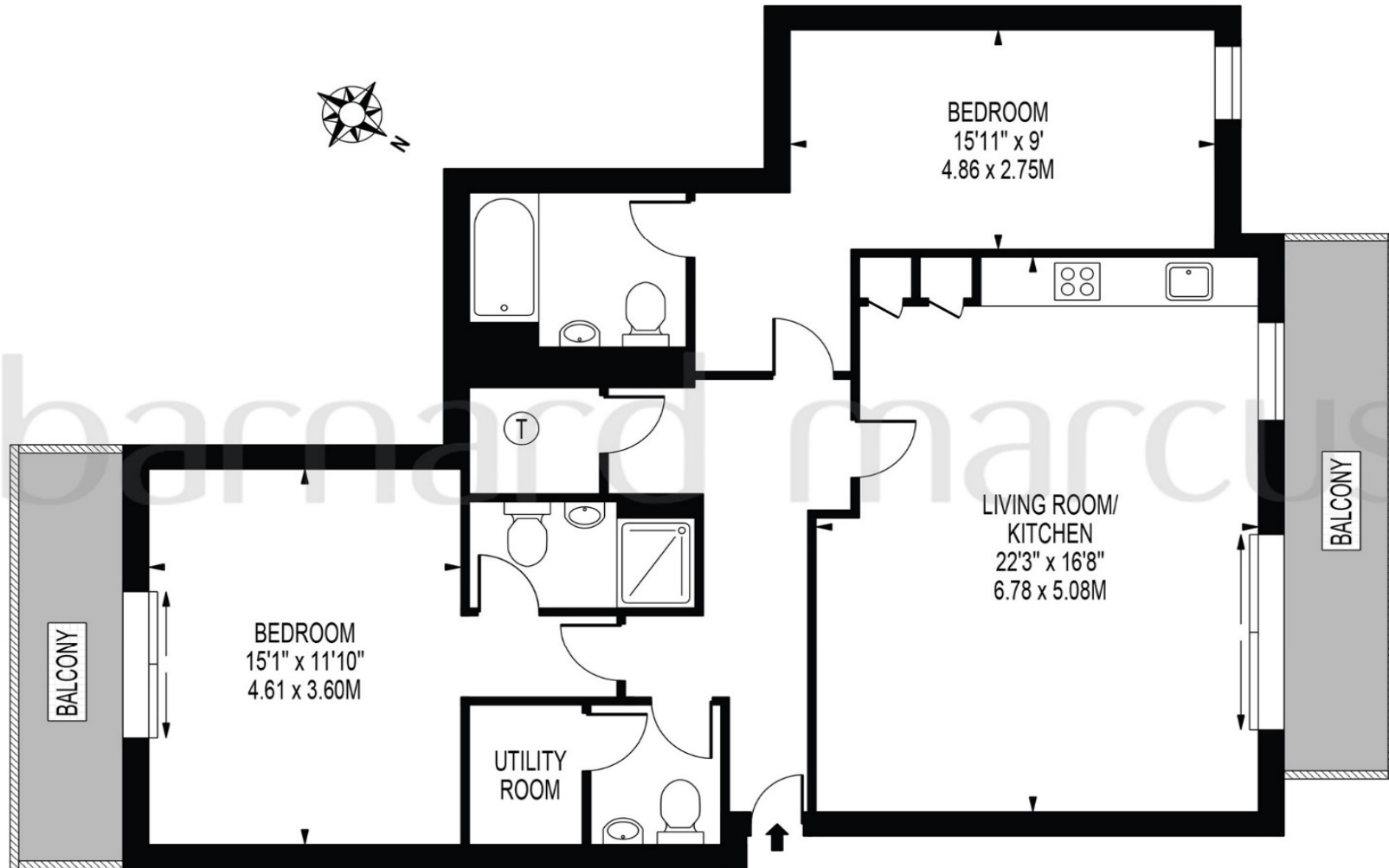
The property recently achieved Right-To-Manage resulting in a decrease in service charges and has an active Resident's Association providing a community feel to the development. It is also offering the opportunity to purchase the freehold from the landlord which is currently being negotiated.

Putney Hill is a short walk from the various shops, cafes and restaurants that central Putney has to offer, and the property offers easy access to Putney Station and East Putney tube with less than a 10 minute walk. The property is also adjacent to the highly academic Putney Girls High School. An early viewing is strongly advised.



PUTNEY HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1055 SQ FT - 98.01 SQ M
APPROXIMATE GROSS EXTERNAL FLOOR AREA OF BALCONY : 138 SQ FT - 12.82 SQ M



FIRST FLOOR
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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- 1,055 sq ft
- Two Balconies
- Fantastic Condition
- Residents Right to Manage
- Two Very Generous Bedrooms with En-suite

Tenure: Leasehold EPC Rating: B

£865,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PUR106861

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs



Property Ref:
PUR106861 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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